



LONDON FIRE BRIGADE

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Jonathan Smith  
London Fire Commissioner

Lord Duvall AM  
Chair of the London Assembly  
City Hall  
Kamal Chunchie Way  
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E16 1ZE

The London Fire Commissioner is the  
fire and rescue authority for London

30/04/2026

Dear Lord Duvall,

Thank you for your letter dated 13 March 2026 regarding the London Assembly's Motion (3.1) on the introduction of new Residential Personal Emergency Evacuation Plans (RPEEPs) regulations. I welcome the opportunity to set out London Fire Brigade's (LFB's) position.

The Brigade strongly supports the recommendation of the Grenfell Tower Inquiry that Responsible Persons should prepare personal emergency evacuation plans for all residents whose ability to self-evacuate may be compromised. LFB has consistently made this clear through our consultation responses, stakeholder engagement and guidance. We believe emergency evacuation plans should be person-centred, risk-based and supported by safe building design, competent fire risk assessment and clear accountability.

As such, we welcome the introduction of the RPEEPS regulations this year and support the government's decision to focus initially on buildings assessed as having the highest fire safety risk. However, this should be the first step in a longer-term process, rather than an end state. All residents, including those with disabilities or other conditions that may affect their ability to respond or escape, should have equality in their right to evacuate a building safely in the event of a fire. The ability to evacuate safely is a matter of individual need, not building height or tenure.

For this reason, we have asked government that the requirements introduced by these regulations are, over time, transitioned to all residential buildings regardless of height, and that this includes buildings operating as specialised housing where residents may be more likely to require assistance to evacuate. We have clearly communicated this position to the Ministry of Housing, Communities and Local Government (MHCLG), including in our responses to the government's Personal Emergency Evacuation Plans and Emergency Evacuation and Information Sharing consultations.

LFB has also been clear in its expectations of Responsible Persons to not interpret these regulations too narrowly. Our [Guidance Note 104: Residential PEEPs](#), provides additional recommendations we believe are necessary to further support disabled, older and vulnerable residents to evacuate safely in case of a fire.



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**Jonathan Smith**  
London Fire Commissioner

The Brigade has been assured by MHCLG that these regulations are indeed only a first step, and that further legislation is intended to build on this framework. My team and I will continue to actively engage with the government to advocate for a more comprehensive and inclusive approach to evacuation in residential buildings that fully reflects the Grenfell Tower Inquiry's recommendations.

We are committed to promoting equality of evacuation across London's residential buildings and will continue to use our enforcement, advisory and engagement roles to support good practice, challenge inadequate approaches, and press for further legislative change if needed.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Smith'.

**Jonathan Smith**  
London Fire Commissioner